

RECORDER'S INDEX

LOCATION: LOT 1 AND LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: JAMES R. WULFEKUHL AND PENNY M. WULFEKUHL

PROPRIETOR: JAMES R. WULFEKUHL AND PENNY M. WULFEKUHL

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

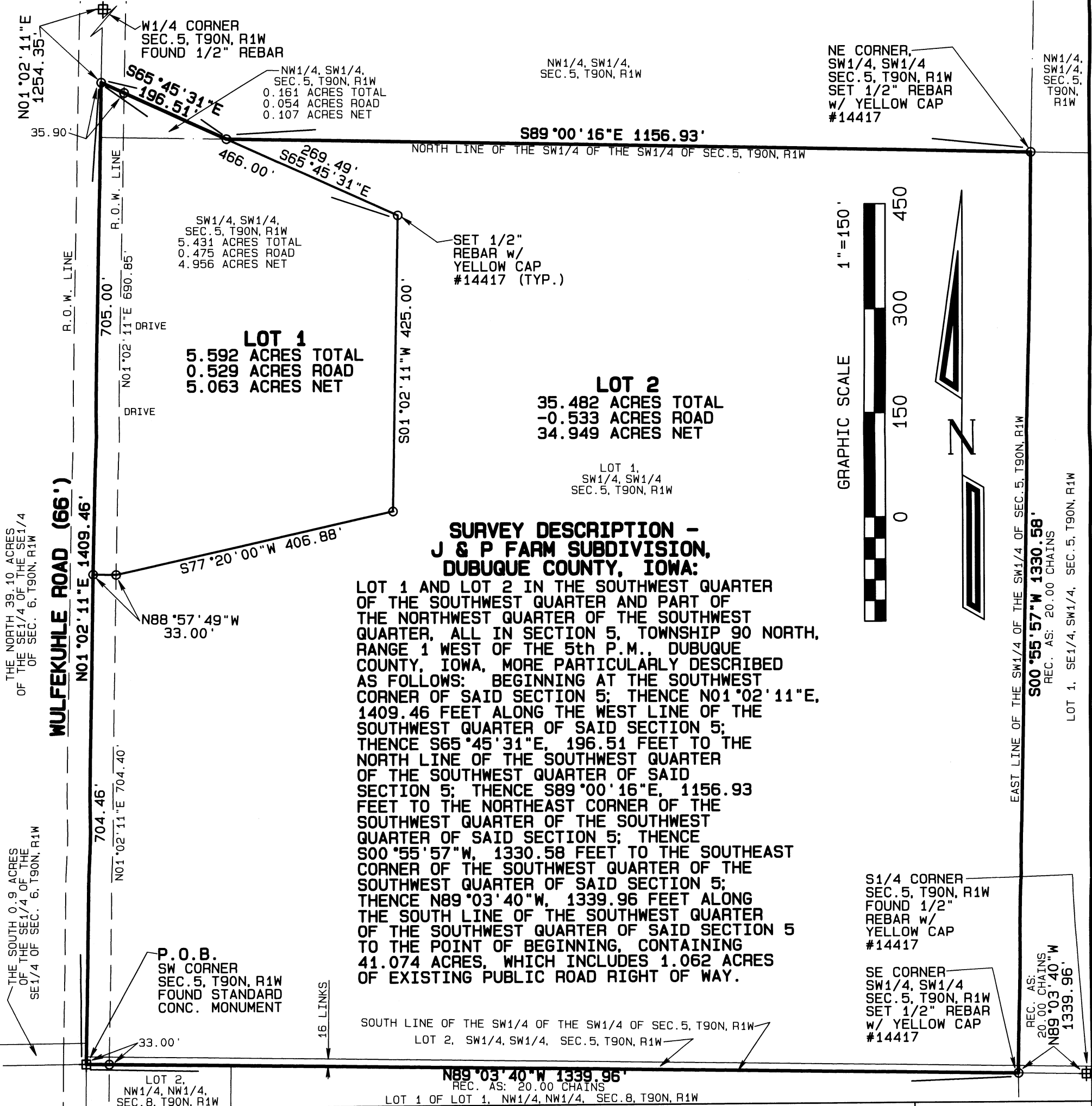
Doc ID: 011578240009 Type: GEN
Kind: SURVEY PLAT
Recorded: 10/20/2026 at 08:45:57 AM
Fee Amt: \$47.00 Page 1 of 9
Dubuque County Iowa
Ann E. Sweeney Recorder

File 2026-00011758

FINAL PLAT

J & P FARM SUBDIVISION, DUBUQUE COUNTY, IOWA

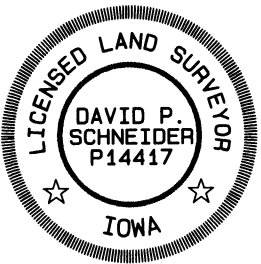
LOT 1 AND LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



SURVEY DESCRIPTION - J & P FARM SUBDIVISION, DUBUQUE COUNTY, IOWA:

LOT 1 AND LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE N01°02'11"E, 1409.46 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S65°45'31"E, 196.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S89°00'16"E, 1156.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S00°55'57"W, 1330.58 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N89°03'40"W, 1339.96 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO THE POINT OF BEGINNING, CONTAINING 41.074 ACRES, WHICH INCLUDES 1.062 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

TOTAL AREA
41.074 ACRES TOTAL
-1.062 ACRES ROAD
40.012 ACRES NET



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 7/27/2026
My license renewal date is December 31, 2027.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3117FP
Survey Date: 7/26/2026
Sheet: 1 of 6

⊗ Schneider 4700

RECORDER'S INDEX

LOCATION: THE NORTH HALF OF THE SOUTHWEST QUARTER, EXCEPT LOT 1 IN J & P FARM SUBDIVISION; AND LOT 1 AND LOT 2 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: TIM WULFEKUHLE

PROPRIETOR: JAMES R. WULFKUHLE AND PENNY M. WULFEKUHLE

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

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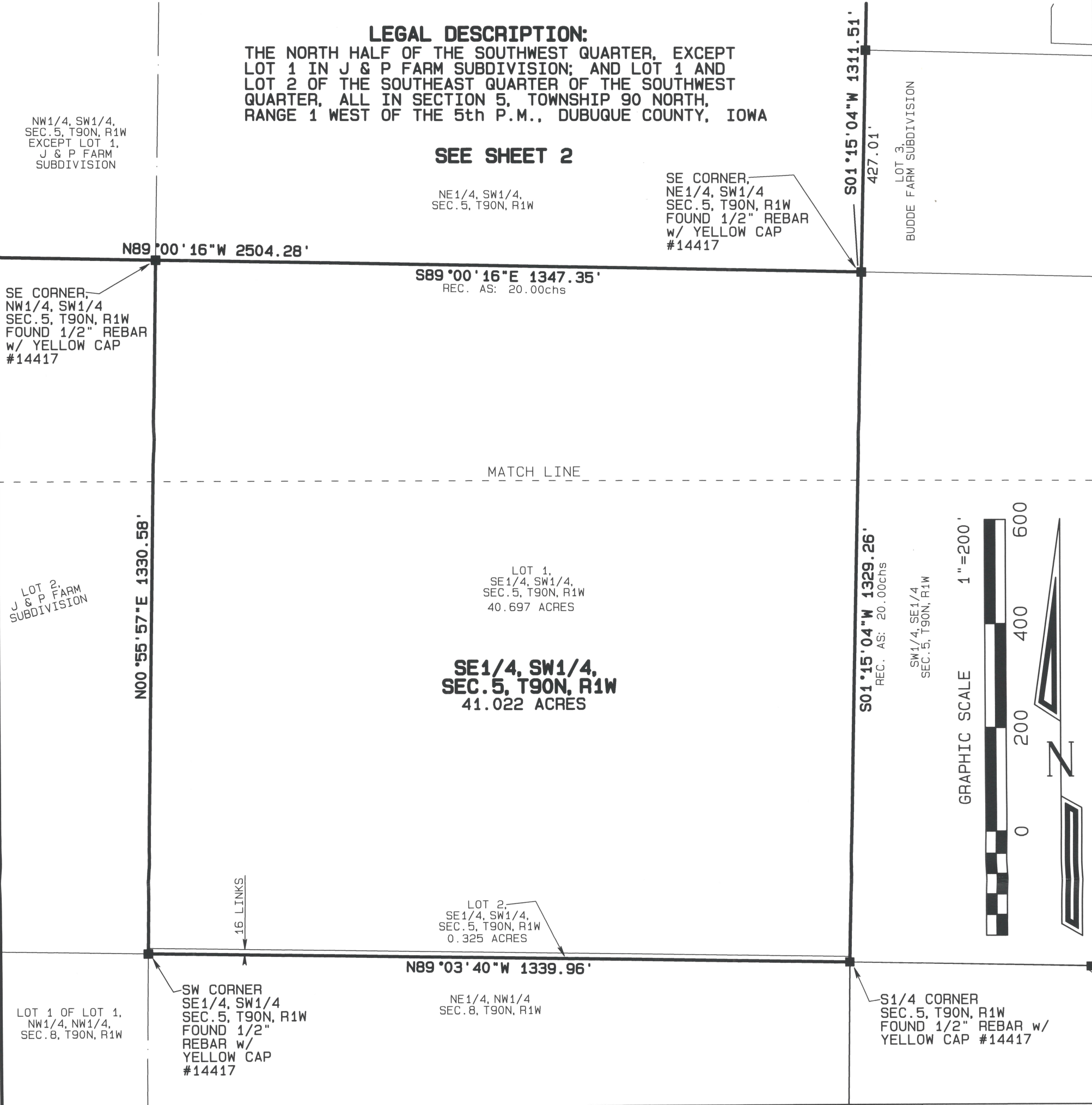
PLAT OF SURVEY (RETRACEMENT)

THE NORTH HALF OF THE SOUTHWEST QUARTER, EXCEPT LOT 1 IN J & P FARM SUBDIVISION; AND LOT 1 AND LOT 2 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER, EXCEPT LOT 1 IN J & P FARM SUBDIVISION; AND LOT 1 AND LOT 2 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

SEE SHEET 2



TOTAL AREA 122.402 ACRES TOTAL -0.956 ACRES ROAD 121.446 ACRES NET		I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. <i>David P. Schneider</i> 10/21/2026 David P. Schneider P.L.S. P14417 Date: 10/21/2026 My license renewal date is December 31, 2027. Pages or sheets covered by this seal: SHEETS 1 & 2	SCHNEIDER Land Surveying & Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net Project: 3117RETRACE Survey Date: 8/25/2026 Sheet: 1 of 2
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WULFEKUHLE ROAD (66')
N01°02'11"E 1254.35'

R.O.W. LINE

R.O.W. LINE

N01°02'11"E 1268.27'

LOT 1,
J & P FARM
SUBDIVISION

FOUND 1/2" REBAR w/
YELLOW CAP
#14417 (TYP.)

LOT 2,
J & P FARM
SUBDIVISION

N65°45'31"W
196.51'

35.90'
160.61'

NW1/4, SW1/4,
SEC. 5, T90N, R1W
EXCEPT LOT 1,
J & P FARM SUBDIVISION
40.545 ACRES TOTAL
-0.956 ACRES ROAD
39.589 ACRES NET

N1/2, SW1/4,
SEC. 5, T90N, R1W
EXCEPT LOT 1,
J & P FARM SUBDIVISION
81.380 ACRES TOTAL
-0.956 ACRES ROAD
80.424 ACRES NET

SE CORNER,
NW1/4, SW1/4
SEC. 5, T90N, R1W
FOUND 1/2" REBAR
w/ YELLOW CAP
#14417

N89°00'16"W 2504.28'

N00°55'57"E 1330.58'

S89°00'16"E 1347.35'
REC. AS: 20.00chs

LOT 1,
SE1/4, SW1/4,
SEC. 5, T90N, R1W

GRAPHIC SCALE 1"=200'

0 200 400 600

SEE SHEET 1

S88°34'11"E 2689.86'

LINE IS 3'
NORTH OF
FENCE

LINE IS 5.8'
NORTH OF
FENCE

LINE IS 3.5'
NORTH OF
FENCE

EAST 16 ACRES,
SE1/4, NW1/4,
SEC. 5, T90N, R1W

CENTER
SEC. 5, T90N, R1W
FOUND 1/2" REBAR
w/ YELLOW CAP
#14417

S01°15'04"W 1311.51'

S01°15'04"W 1329.26'
REC. AS: 20.00chs

356.17'

LOT 1,
BUDDIE FARM SUBDIVISION

LOT 2,
BUDDIE FARM SUBDIVISION

LOT 3,
BUDDIE FARM SUBDIVISION

427.01'

528.33'

SCHNEIDER
Land Surveying
&
Planning, Inc.
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Project: 3117RETRACE
Survey Date: 8/25/2026
Sheet: 2 of 2

PLAT OF SURVEY (RETRACEMENT)
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